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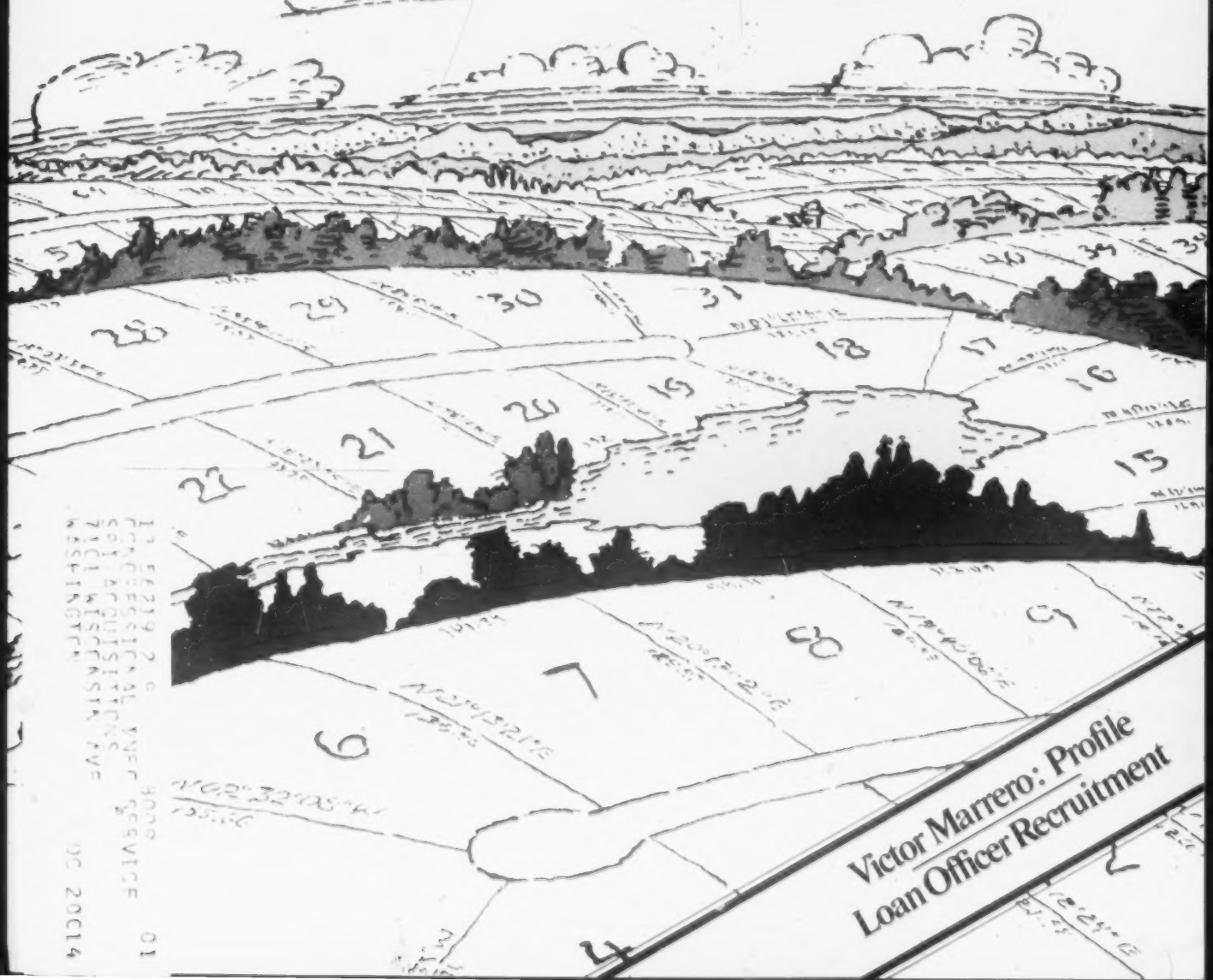
Mortgage Banker

AUGUST 1980

TITLE INSURANCE

NEW HORIZONS FOR THE 1980'S

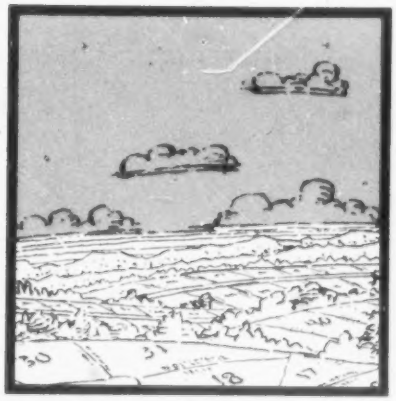


Victor Marrero: Profile

Loan Officer Recruitment

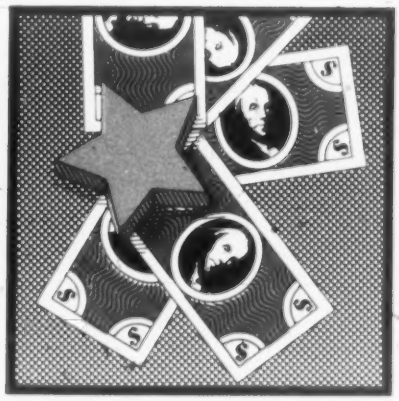
Mortgage Banker

VOLUME 40 NUMBER 11 AUGUST 1980



8 Title Insurance

24 Victor Marrero



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Title Insurance

The ALTA Closing Protection Letter
John Goode 8

Renegotiable Rate Mortgages: New Title Risks?
Hugh A. Brodkey 14

The Controlled Business Problem
Robert C. Bates 18

PROFILE: Victor Marrero, HUD Under Secretary 24

The Recruitment of Loan Officers 29

Managing People: Choosing the Right Motivator
Lawrence J. Trautman, Richard F. Weeks, and Ronnie J. Wynn 34

DEPARTMENTS

Starts	5	Association	49
Industry	7	Classified Advertisements	59
People	47	Advertisers Index	60

Mortgage Market Trends

Prepared by MBA's Economics Department

July 16, 1980

Only a month ago the economy appeared bogged down in a mire of recessionary indicators, but the outlook now appears to be brightening. It now looks as if a marked transformation in several key sectors has given hope for an early rescue.

One of the major catalysts for the resumption of activity in a number of sectors, and most notably the housing sector, has been the recent unprecedented decline in interest rates. The commercial bank prime lending rate, at an all time high of 20 percent in mid-April, has fallen 875 basis points to its present 11.25 percent level. These rate declines came on the heels of plummeting retail sales, record contractions in consumer credit, and prolonged declines in business loan demand. The prime lending rate, which has thus far lagged the decline in more market-oriented interest rates, should drop into the 10 percent range by late summer.

In line with this short-term credit market transformation, long-term rates, including mortgage rates, have made a spectacular retreat from late March's record levels. A little over three months ago, the thrifts' prime source of new deposits, the money market certificate, was pegged at 15.7 percent; after a very steep initial fall-out of around 800 basis points, the MMC rate has only returned to the 8.6 percent level. Commercial banks have had an analogous improvement in their cost of new funds. The disintermediation pressures that have been so conspicuous during the up-side of this cycle should slacken in line with interest rates. Even life companies should experience some relief from the outflow caused by policy loans in recent months.

Of course, long-term interest rates are not just a function of the short-term market; they are, in fact, as much a reflection of lenders' longer term expectations, especially those concerning inflation. Near-term declines in the consumer price level will reinforce the coming months' interest rate declines; but these price declines will not last long. The slowdown in the housing-related components of the CPI is temporary and will quickly dissipate as housing demand, house prices, and mortgage rates surge in the coming recovery. The slowdown of the CPI is not expected to last, but it should be around long enough to break the long string of real income declines that have occurred every month since May 1979. With the return of real incomes should come a return in consumer confidence and spending. Indications of this return may be exhibited in the 1.5 percent June increase in retail sales. While this is a definite departure from many months of decline, overall retail sales are still at least 5 percent below their January peak.

Housing demand has already shown signs of a reserved rally. These signs appeared in May with a modest 5.6 percent increase in one-to four-unit building permit issuance and a marked improvement in new home sales and inventory measures. Such sales recovered to a seasonally adjusted annual rate of 488,000 units, up almost 40 percent from April's record low. This sales turn-around contributed to a trimming of the months' supply of new houses for sale at the current sales rate to a seasonally adjusted 8.8 months from the record 12.5 month level posted in April. This inventory measure will be further whittled down in coming months as house sales maintain a strong profile relative to the very modest number of new houses that will be added to the for-sale inventory.

The emerging return of the consumer to the retail and housing markets may well be a signal that we have turned the corner on the recession; however, we are still a long way from where the economic expansion left off last January.

Schuyler Schell, Economist

MORTGAGE MARKET TRENDS—AUGUST 1980

RESIDENTIAL STRUCTURES, BY UNIT TYPE

(Units in thousands)

Year and Month	PERMITS 16,000 ISSUING PLACES						HOUSING STARTS					
	Actual			Seasonally Adjusted Annual Rate			Actual			Seasonally Adjusted Annual Rate		
	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units
1979												
MAR	141	103	38	1,531	1,103	428	153	120	33	1,800	1,394	406
APR	139	106	33	1,437	1,082	355	161	131	30	1,750	1,386	364
MAY	152	111	41	1,618	1,163	455	189	144	45	1,801	1,349	452
JUN	156	112	44	1,639	1,144	495	193	147	46	1,910	1,399	511
JUL	138	104	34	1,528	1,136	392	164	130	34	1,764	1,352	412
AUG	152	111	41	1,654	1,181	473	172	133	39	1,788	1,389	399
SEP	140	90	50	1,775	1,166	609	164	117	47	1,874	1,360	514
OCT	141	96	45	1,542	1,064	478	169	122	47	1,710	1,268	442
NOV	98	64	34	1,263	850	413	119	82	37	1,522	1,094	428
DEC	81	52	29	1,244	899	345	92	65	27	1,548	1,165	383
1980												
JAN	75	52	23	1,264	882	382	73	56	17	1,419	1,219	290
FEB	76	54	22	1,142	801	341	80	55	25	1,330	887	443
MAR	82	56	26	932	627	305	85	59	26	1,041	705	336
APR	77	54	23	789	536	253	96	71	25	1,030	728	302
MAY	77	56	21	825	576	249	92	73	19	913	714	199
JUN	100p	69p	31p	1,059p	722p	337p	112p	82p	30p	1,191p	814p	377p
5 months												
1980	387	272	115				426	314	112			
1979	607	443	164				676	524	152			
1978	666	490	176				771	598	173			
1977	649	492	157				751	606	145			

VALUE OF NEW CONSTRUCTION PUT IN PLACE

(Dollars in millions)

Seasonally Adjusted Annual Rate			
Total	1 Unit	2+ Units	Non-Res.
119,211	61,376	14,967	42,868
118,621	59,868	16,108	42,645
120,904	59,735	15,932	45,248
124,452	60,363	17,300	46,789
125,507	60,554	17,196	47,757
125,398	60,522	17,775	47,101
125,801	60,352	18,726	46,723
127,858	60,158	18,167	49,533
127,499	58,752	19,081	49,666
131,138	58,094	20,744	52,300
133,099	56,790	20,953	55,356
129,070	54,289	21,609	53,172
119,385	48,521	19,221	51,643
113,449	43,018	17,723	52,708
107,114p	37,983p	17,098p	52,033p
n.a.	n.a.	n.a.	n.a.

HOUSE SALES

(Units in thousands)

EXISTING HOUSES[1]	NEW HOUSES		
	Sold	Available For Sale	Months Supply at Current Rate
334	73	416	5.7
333	72	417	5.7
371	69	426	6.2
344	64	420	6.6
343	66	421	6.3
377	69	419	6.1
314	62	414	6.7
329	55	416	7.6
255	41	409	10.0
197	34	403	11.8
209	43	393	9.2
220	44	381	8.7
243	43	370	8.6
224	36	361	10.2
219	46p	347p	7.6p
n.a.	n.a.	n.a.	n.a.
1,115	211		
1,542	324		
1,574	360		
1,405	368		

RESIDENTIAL STRUCTURES, BY REGION

(units in thousands)

Year and Month	PERMITS 16,000 ISSUING PLACES								STARTS							
	Actual				Seasonally Adjusted Annual Rate				Actual				Seasonally Adjusted Annual Rate			
	North East	North Central	South	West	North East	North Central	South	West	North East	North Central	South	West	North East	North Central	South	West
1979																
MAR	12	25	62	42	143	294	646	448	12	26	75	40	190	368	780	462
APR	14	31	51	43	142	297	543	455	15	34	65	47	171	356	692	531
MAY	18	37	60	48	181	328	616	493	18	50	72	51	173	396	734	498
JUN	18	34	59	45	199	332	636	472	19	24	79	51	178	371	862	499
JUL	15	27	51	45	161	281	585	501	18	36	68	43	174	356	762	472
AUG	15	30	50	47	147	310	664	533	20	39	74	40	176	388	770	454
SEP	19	29	54	39	217	337	704	517	13	39	67	46	164	392	765	553
OCT	14	28	59	38	151	271	673	447	21	35	73	40	172	317	765	456
NOV	13	16	42	27	152	191	557	363	19	20	53	27	170	249	716	387
DEC	10	12	34	25	144	224	517	359	10	15	40	27	156	326	667	399
1980																
JAN	5	8	39	23	116	221	577	350	6	6	40	22	194	213	673	339
FEB	5	8	39	24	125	178	524	315	3	8	47	23	73	223	701	333
MAR	10	10	40	22	122	120	442	248	7	12	45	21	105	178	511	247
APR	8	12	37	20	86	116	385	202	10	15	48	23	130	156	487	257
MAY	9	13	36	19	98	122	399	206	12	15	45	21	129	122	459	203
JUN	9p	16p	48p	27p	93p	153p	528p	285p	12p	19p	59p	23p	107p	160p	695p	229p
5 months																
1980	37	51	191	108					38	56	225	110				
1979	60	111	245	193					59	124	299	195				
1978	61	137	247	221					60	153	336	222				
1977	65	143	222	218					64	160	306	221				

CONSTRUCTION STATUS

(units in thousands)

UNDER CONSTRUCTION			COMPLETIONS		
Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units
1,216	777	439	149	113	36
1,228	793	435	142	111	31
1,259	831	438	156	113	43
1,283	837	446	166	130	36
1,300	852	448	151	116	35
1,301	860	441	159	123	36
1,283	850	433	181	125	56
1,274	837	437	174	135	39
1,226	794	432	165	121	44
1,140	717	423	174	139	35
1,088	678	410	125	94	31
1,041	644	397	126	89	37
991	609	382	130	90	40
953	588	365	135	93	42
926p	575p	351p	120p	86p	34p
n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
			636	452	184
			702	534	168
			657	530	127
			569	457	112

INTEREST RATES AND YIELDS

Year and Month	1-4 UNIT MORTGAGES					APARTMENTS[4]	CONSTRUCTION LOANS[5] ALL TYPES	FNMA		GNMA Current Securities Yield[7]	SELECTED SECURITIES				SPREADS (Basis Points)	
	FHA Opinion Survey			FHLBB Survey				FMS Auction Yields on 4 mo. Commitments[6]			Aaa Utility New Issue	U.S. Gov't		Prime Commercial Paper 90-119 Days	FHA New Minus Aaa Utility	GNMA minus 10-yr Gov't.
	FHA New[3]	Conventional		Conventional				FHA/VA	Conv			10-yr	26-wk			
		New	Existing	New	Existing											
1979																
FEB	10.17	10.35	10.35	10.18	10.36	10.125-10.250	11.79	10.506	11.040	9.68	9.53	9.10	9.349	9.95	64	60
MAR	10.19	10.35	10.40	10.32	10.47	10.125-10.375		10.423	10.932	9.73	9.62	9.12	9.458	9.90	57	61
APR	n.a.	10.55	10.55	10.34	10.54	10.125-10.375		10.645	11.035	9.86	9.70	9.18	9.490	9.85	n.a.	68
MAY	10.61	10.80	10.80	10.47	10.60	10.250-10.500	12.23	10.847	11.357	10.02	9.83	9.23	9.531	9.94	78	79
JUN	10.49	10.90	10.90	10.66	10.71	10.250-10.625		10.773	11.560	9.81	9.50	8.91	9.062	9.76	99	90
JUL	10.46	10.95	11.00	10.78	10.93	10.250-10.625		10.652	11.521	9.81	9.59	8.95	9.236	9.87	87	86
AUG	10.58	11.10	11.15	11.01	11.14	10.375-10.625	12.52	10.671	11.517	9.97	9.48	8.99	9.425	10.27	110	98
SEP	11.37	11.35	11.35	11.02	11.20	10.625-10.875		11.091	11.741	10.40	9.83	9.33	10.203	11.63	154	107
OCT	n.a.	12.15	12.20	11.18	11.30	11.250-11.500		12.497	12.865	11.30	10.97	10.30	11.660	13.23	n.a.	100
NOV	12.41	12.50	12.50	11.37	11.52	11.500-12.000	15.56	12.797	13.794	11.58	11.42	10.65	11.856	13.57	99	93
DEC	12.24	12.50	12.50	11.64	11.89	11.875-12.000		12.485	12.981	11.56	11.25	10.39	11.847	13.24	99	117
1980																
JAN	12.60	12.80	12.80	11.87	12.10	11.875-12.250		12.930	13.188	11.96	11.73	10.80	11.851	13.04	87	116
FEB	n.a.	14.10	14.10	11.93	12.62	13.000-14.000	15.77	14.589	14.124	13.02	13.57	12.41	12.721	13.78	n.a.	61
MAR	14.63	16.05	16.05	12.62	12.87	n.a.		15.581	16.665	13.69	14.00	12.75	15.100	16.81	63	94
APR	13.45	15.55	15.55	13.03	13.57	n.a.		14.670	16.451	13.17	12.90	11.4	13.618	15.78	55	170
MAY	11.99	13.20	13.20	13.67	14.12	13.000-15.000	n.a.	12.855	13.535	11.54	11.53	10.18	9.149	9.49	46	136

LONG-TERM MORTGAGE LOANS CLOSED

(Dollars in Millions)

Year and Month	BY TYPE OF INSTITUTION					BY TYPE OF UNIT, AND INSTITUTION														
						1-4 Units					5+ Units					Nonresidential				
	Total	Mtg. Bankers	S&Ls	Banks[a]	Life Cos.	Total	Mtg. Bankers	S&Ls	Banks[a]	Life Cos.	Total	Mtg. Bankers	S&Ls	Banks[a]	Life Cos.	Total	Mtg. Bankers	S&Ls	Banks[a]	Life Cos.
1978																				
NOV	18,204	4,280	5,895	6,837	1,192	13,844	3,720	5,582	4,442	100	769	170	93	266	140	3,591	390	120	2,129	952
DEC	19,905	5,670	5,269	6,567	2,399	13,371	3,790	4,913	4,440	228	1,104	200	204	365	335	5,430	1,680	152	1,762	1,836
1979																				
JAN	14,599	4,080	4,080	5,740	699	11,016	3,640	3,779	3,530	67	677	120	182	278	97	2,906	320	119	1,932	535
FEB	12,072	3,560	3,419	4,245	848	8,901	2,840	3,181	2,797	83	522	50	141	184	147	2,649	670	97	1,264	618
MAR	14,051	3,340	4,716	4,818	1,157	10,729	2,890	4,433	3,322	84	709	150	167	286	106	2,593	300	116	1,210	967
APR	15,061	3,810	5,386	4,892	973	11,699	3,040	5,115	3,400	144	873	350	165	238	120	2,489	420	106	1,254	709
MAY	17,183	3,910	6,671	5,616	986	13,819	3,396	6,316	4,050	57	567	65	231	213	58	2,797	449	124	1,353	871
JUN	19,899	4,263	7,209	7,120	1,307	16,005	3,754	6,848	5,246	107	879	199	208	225	247	3,065	310	153	1,649	953
JUL	19,368	4,852	6,111	7,169	1,236	15,412	4,238	5,811	5,237	126	771	232	177	269	93	3,185	382	123	1,663	1,017
AUG	20,200	5,735	6,587	6,661	1,237	16,625	5,066	6,304	5,041	214	787	144	156	338	149	2,808	525	127	1,282	874
SEP	18,188	5,532	5,507	5,706	1,443	14,088	4,681	5,191	3,978	238	847	331	180	265	171	3,153	520	136	1,463	1,034
OCT	20,011	5,554	6,223	6,729	1,505	16,009	5,026	5,916	4,847	220	583	56	184	192	151	3,419	472	123	1,690	1,134
NOV	17,252	4,678	4,968	6,175	1,431	13,107	3,873	4,724	4,260	250	613	138	130	223	122	3,532	667	114	1,692	1,059
DEC	14,311	4,508	3,304	5,018	1,461	10,420	3,543	3,112	3,338	427	596	109	75	251	141	3,295	856	117	1,429	893
1980																				
JAN	11,249p	3,374p	2,399	4,073	1,403	8,159p	3,048p	2,240	2,703	168	397p	23p	76	204	94	2,693p	303p	83	1,166	1,141
FEB	n.a.	n.a.	2,630p	3,802p	1,050p	n.a.	n.a.	2,476p	2,361p	248p	n.a.	n.a.	68p	148p	4p	n.a.	n.a.	86p	1,293p	798p

LONG-TERM COMMITMENT ACTIVITY

(Dollars in Millions)

Year and Month	OUTSTANDING					ISSUED DURING MONTH				
	Total	Mtg. Bankers	S&Ls	Banks[a]	Life Cos.	Total	Mtg. Bankers	S&Ls	Banks[a]	Life Cos.
1978										
NOV	74,594	17,270	20,738	12,393	24,193	17,272	4,300	7,813	3,009	2,150
DEC	72,426	17,300	18,911	12,029	24,186	16,155	4,830	6,167	2,475	2,683
1979										
JAN	71,434	17,320	18,053	11,271	24,790	13,865	4,050	5,478	2,362	1,975
FEB	72,130	16,490	19,038	11,637	24,965	13,580	3,630	6,076	2,234	1,640
MAR	75,593	17,430	21,085	11,549	25,529	17,520	3,900	8,713	2,525	2,382
APR	76,264	14,860	22,923	12,169	26,312	19,030	4,020	9,493	3,257	2,260
MAY	80,544	15,855	23,569	13,127	27,993	21,926	4,630	10,387	3,745	3,164
JUN	79,826	14,831	22,777	13,139	29,079	19,527	3,823	9,003	3,795	2,906
JUL	81,240	16,291	22,366	12,899	29,684	18,343	4,464	8,167	3,215	2,497
AUG	85,197	19,317	22,282	13,329	30,269	21,140	6,608	8,852	3,305	2,375
SEP	87,063	21,553	22,397	12,027	31,086	18,098	5,203	7,730	2,489	2,676
OCT	80,082	16,335	20,930	11,575	31,242	18,010	4,858	7,992	2,889	2,271
NOV	75,796	15,875	18,029	11,346	30,546	12,819	3,967	4,741	2,416	1,695
DEC	70,234	14,745	16,007	10,556	28,926	9,277	3,222	3,248	1,912	895
1980										
JAN	66,090p	14,371p	15,559p	9,031p	27,129p	9,464p	3,710p	3,519p	1,614p	630p
FEB	n.a.	n.a.	16,744p	8,719p	25,417p	n.a.	n.a.	5,017p	1,637p	700p
MAR	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

MORTGAGE INSURANCE

(Units in thousands, dollars in millions)

Year and Month	APPLICATIONS RECEIVED UNITS			INSURED							
	FHA			Total		FHA (203)		VA		Private	
	Total	VA	Private	Units	Amt.	Units	Amt.	Units	Amt.	Units	Amt.
1978											
NOV	152	94	58	121	4,002	17	574	27	1,116	77	2,312
DEC	121	72	49	93	3,805	11	388	28	1,177	54	2,240
1979											
JAN	118	79	39	109	4,393	29	963	33	1,419	47	2,011
FEB	114	74	40	93	3,861	27	936	31	1,367	35	1,558
MAR	157	102	55	98	4,023	25	855	32	1,415	41	1,753
APR	169	106	63	90	3,741	19	665	24	1,075	47	2,001
MAY	185	116	69	102	4,246	23	806	24	1,082	55	2,358
JUN	166	103	63	103	4,338	24	846	24	1,096	55	2,396
JUL	170	112	58	117	4,996	29	1,058	31	1,423	57	2,515
AUG	177	118	59	116	5,042	25	912	35	1,695	56	2,435
SEP	150	100	50	104	4,646	20	744	39	1,910	45	1,992
OCT	155	98	57	104	4,580	29	1,092	22	1,100	53	2,388
NOV	116	76	40	102	4,493	27	1,004	29	1,391	46	2,098
DEC	79	50	29	91	4,117	20	769	31	1,531	40	1,817
1980											
JAN	90	66	24	100	4,534	31	1,142	39	1,956	30	1,436
FEB	91	63	28	71	3,153	21	753	26	1,301	24	1,099
MAR	101	61	40	74	3,371	18	696	27	1,329	29	1,346

SECONDARY MARKET ACTIVITY

(Dollars in Millions)

Year and Month	FNMA					FHLMC			GNMA	
	4-Month Commitments				12 Month Convert Standby	Comm.	Purc.	Sold	Pass-Through Securities	
	FHA/VA		Conventional						Applications	Issued
	Bid	Accept	Bid	Accept						
1979										
FEB	211	161	63	45	89	295	401	291	2,892	1,304
MAR	508	284	145	114	71	427	350	116	2,680	1,453
APR	1,323	638	662	364	517	492	358	363	5,907	1,488
MAY	426	185	459	214	503	601	560	572	3,009	1,673
JUN	220	100	358	195	277	462	447	182	3,621	1,860
JUL	133	70	94	70	160	517	518	320	6,211	2,032
AUG	162	83	246	184	184	581	636	354	5,105	2,933
SEP	1,421	600	527	326	343	437	537	347	4,012	2,640
OCT	2,943	1,130	1,050	431	828	504	552	531	6,509	2,639
NOV	558	265	366	190	0	221	458	186	7,410	3,250
DEC	649	249	413	152	0	199	403	211	3,539	1,894
1980										
JAN	516	232	443	247	26	296	279	180	4,265	2,611
FEB	1,169	564	412	148	225	197	248	207	2,178	1,354
MAR	1,267	426	919	240	242	186	193	106	5,124	1,125
APR	494	199	135	66	85	189	231	200	4,509	1,778
MAY	609	214	280	109	62	491	176	391	n.a.	n.a.

MORTGAGE BANKERS CONSTRUCTION AND LAND LOAN ACTIVITY

(Dollars in Millions)

Year and Month	DISBURSEMENTS DURING MONTH					OUTSTANDING COMMITMENTS TO BORROWERS			
	Construction				Land Loans				
	Total	1-4 Units	5+ Units	Non-res.		Total	1-4 Units	5+ Units	Non-res.
1979									
FEB	420	230	80	110	30	4,130	1,640	960	1,530
MAR	508	280	80	110	40	4,620	1,700	1,150	1,770
APR	570	300	120	150	50	4,750	1,610	1,230	1,410
MAY	560	330	100	130	60	3,910	1,820	740	1,350
JUN	700	450	110	140	50	4,460	2,060	1,120	1,280
JUL	594	312	121	161	59	4,010	1,870	870	1,270
AUG	734	339	151	244	81	4,553	2,072	1,069	1,412
SEP	723	312	86	325	152	4,897	2,101	679	2,117
OCT	784	307	106	371	45	4,487	1,636	1,224	1,627
NOV	640	248	144	248	44	4,632	1,608	1,344	1,680
DEC	647	240	113	294	46	4,141	1,543	937	1,661
1980									
JAN	603p	233p	100p	270p	26p	4,581p	1,644p	1,249	1,688p
FEB	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
MAR	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
APR	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
MAY	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

n.a.-Not available; p-Preliminary.

[1]From the National Association of Realtors' "Existing Home Sales" series.

[2]Reflects cumulative total through the latest month for each column.

[3]Secondary market gross yields.

[4]Benchmark rates, Citicorp Real Estate, Inc.

[5]Federal Reserve's weighted average interest rate for Commercial Banks.

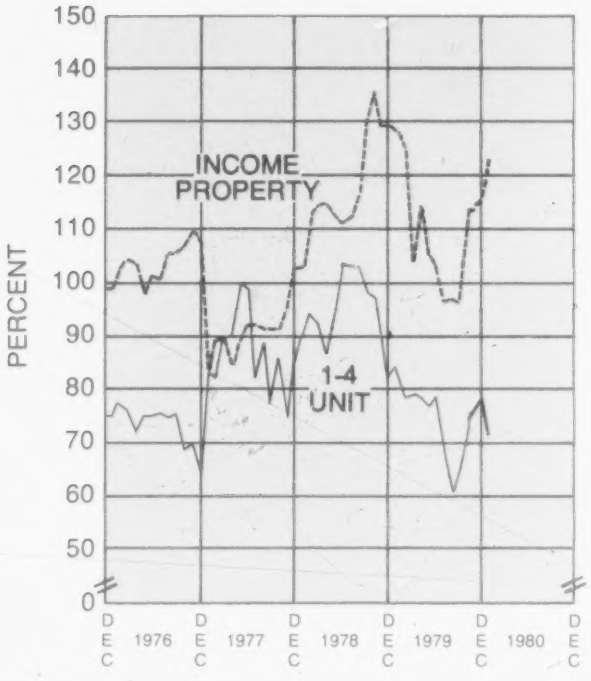
[6]Weighted average gross yields for accepted bids.

[7]Survey of three New York security dealers. Securities for immediate delivery.

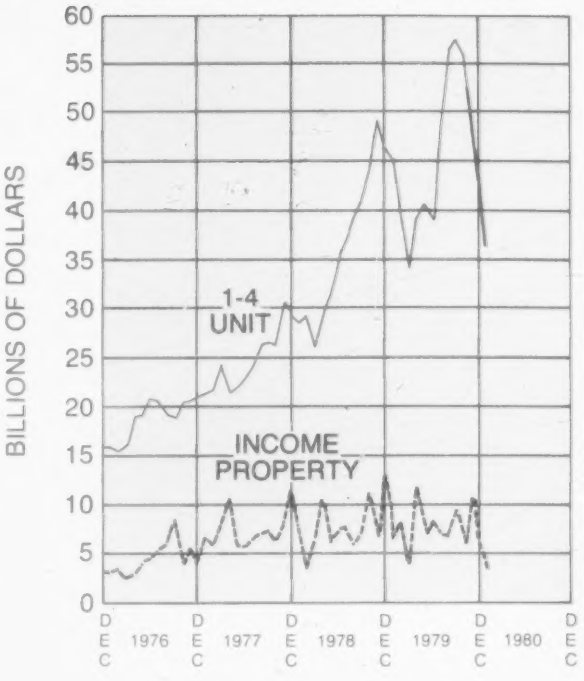
[8]Mutual Savings Banks and Commercial Banks.

Sources: American Council of Life Insurance, Board of Governors of the Federal Reserve System, Bureau of the Census, Citicorp Real Estate, Inc., Department of Housing and Urban Development, Federal Home Loan Bank Board, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Government National Mortgage Association, Mortgage Bankers Association of America, National Association of Mutual Savings Banks, National Association of Realtors, Veterans Administration.

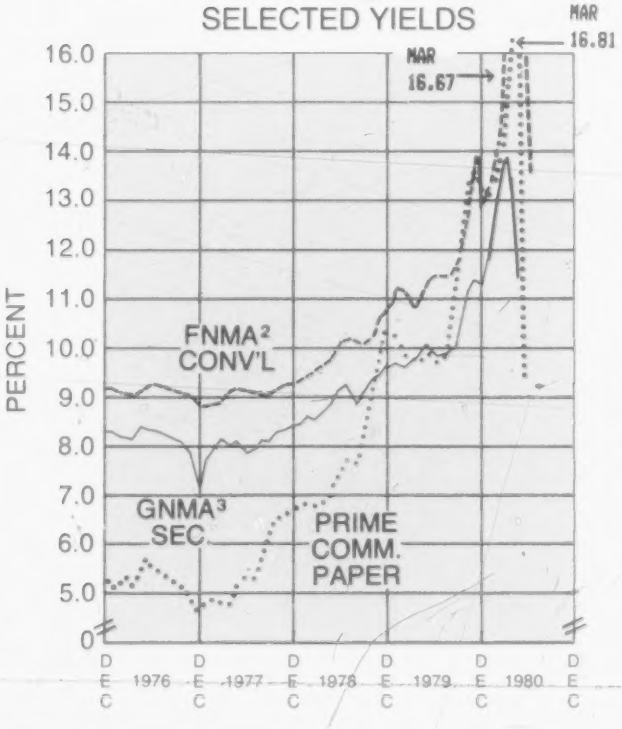
MORTGAGE BANKERS' LONG-TERM MORTGAGE COVERAGE[1]



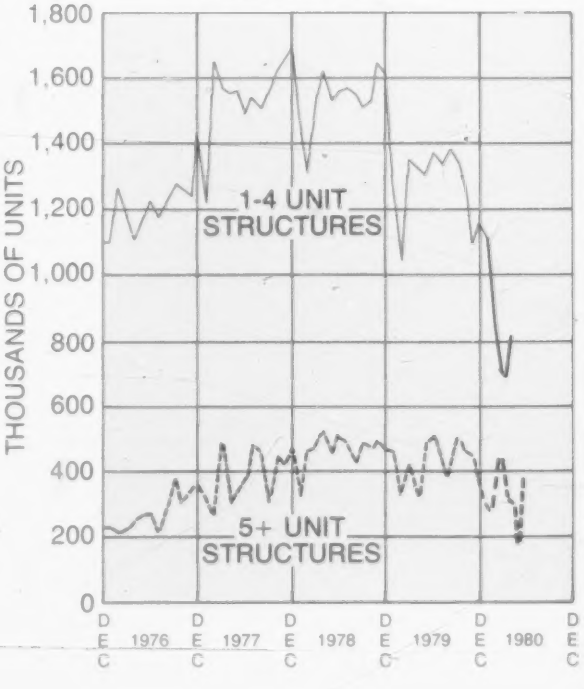
MORTGAGE BANKERS' LONG-TERM MORTGAGE LOANS CLOSED[4]



SELECTED YIELDS



HOUSING STARTS[4]



FOOTNOTES

1. OUTSTANDING LONG-TERM COMMITMENTS RECEIVED FROM INVESTORS DIVIDED BY THE SUM OF OUTSTANDING END OF MONTH INVENTORY AND OUTSTANDING LONG-TERM COMMITMENTS ISSUED TO BORROWERS, MULTIPLIED BY 100.
2. WEIGHTED AVERAGE GROSS YIELDS FOR ACCEPTED BIDS OF ALL FNMA FREE MARKET AUCTIONS DURING THAT MONTH.
3. SURVEY OF THREE NEW YORK SECURITY DEALERS. SECURITIES FOR IMMEDIATE DELIVERY.
4. SEASONALLY ADJUSTED ANNUAL RATES.

SOURCES: BUREAU OF THE CENSUS, FEDERAL NATIONAL MORTGAGE ASSOCIATION, FEDERAL RESERVE BOARD, MORTGAGE BANKERS ASSOCIATION

MBA—ECONOMICS DEPARTMENT